

Denham Lodge

Denham • Buckinghamshire • UB9 4AB

Guide Price: £320,000



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A spacious two bedroom, one bathroom apartment in the sought after Denham Lodge, featuring a large living area, modern kitchen, two double bedrooms with built in wardrobes, gated allocated parking, and well kept communal gardens it's ideal for first time buyers or investors seeking strong returns. Conveniently located near Uxbridge town centre with excellent transport links via the Metropolitan/Piccadilly Line and easy access to the A40/M40 and M25, this property blends comfort, location, and investment potential.

Two bedroom apartment

893 sq.ft.

Long lease

Gated development

Allocated parking

No onward chain

Intercom entry system

Walking distance to Uxbridge town center

Share of freehold

Close proximity to amenities

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

Denham Lodge enjoys a prime location just off Oxford Road, within walking distance of Uxbridge Town Centre's shops, restaurants, bars, and the Metropolitan/Piccadilly line station. It also offers easy access to the A40/M40, M25, Hillingdon Hospital, Brunel University, Stockley Park, and Heathrow Airport.

Property

A spacious and well presented two bedroom flat located on the eighth floor of Denham Lodge, offering 893 sq.ft. of comfortable living space. The property features a modern fitted kitchen, one bathroom, and a bright, airy living area. With 993 years remaining on the lease, this apartment presents a fantastic long term opportunity in a well maintained development.

Outside

Denham Lodge is a thoughtfully designed gated development featuring intercom access for both the private entrance gates and communal entry. The property benefits from an allocated parking space, with additional visitor bays available on nearby roads.





Schools:

St Mary's Catholic Primary School 0.5 miles
Hermitage Primary School 0.6 miles
Whitehall Infant & Junior School 0.8 miles



Train:

Uxbridge 0.5 miles
Hillingdon 1.5 miles
Denham 2.0 miles



Car:

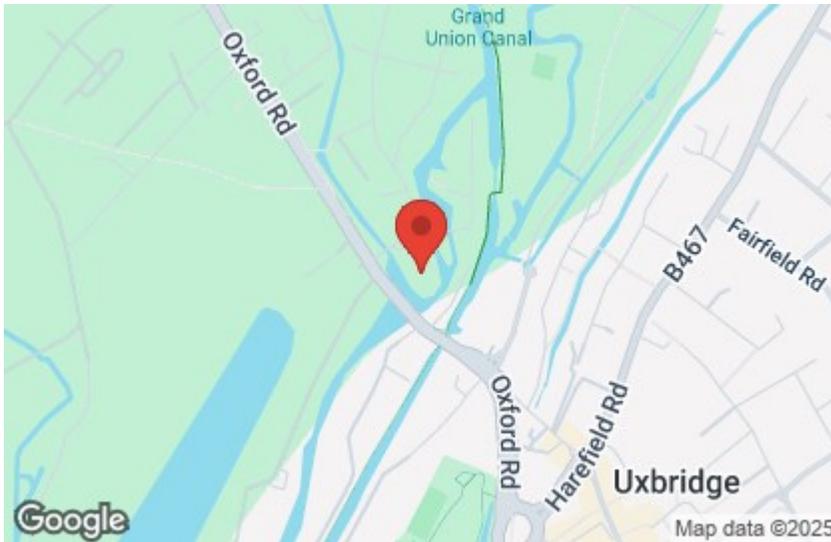
M4, A40, M25, M40



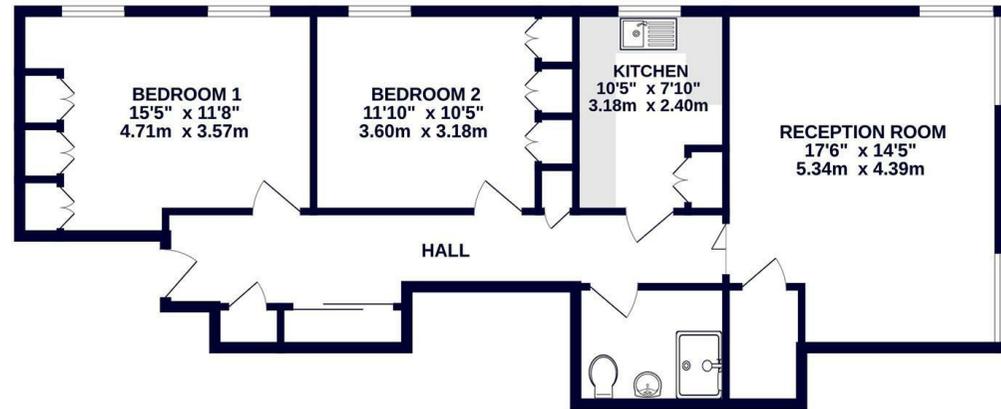
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



8TH FLOOR 893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs A	82
Energy efficient - lower running costs B	
Decent energy efficiency - lower running costs C	
57	
Decent energy efficiency - higher running costs D	
Energy inefficient - higher running costs E	
Very energy inefficient - higher running costs G	

England & Wales
EPC Directive
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.